



General Assembly

January Session, 2001

Amendment

LCO No. 6022

Offered by:

SEN. SMITH, 14th Dist.

SEN. MCKINNEY, 28th Dist.

SEN. GUNTHER, 21st Dist.

SEN. FREEDMAN, 26th Dist.

To: Subst. Senate Bill No. 1037

File No. 528

Cal. No. 365

***"AN ACT CONCERNING MEDIATION OF APPEALS OF
DECISIONS OF PLANNING AND ZONING COMMISSIONS."***

1 After line 247, add the following:

2 "Sec. 4. Subsection (a) of section 8-30g of the general statutes is
3 repealed and the following is substituted in lieu thereof:

4 (a) As used in this section:

5 (1) "Affordable housing development" means a proposed housing
6 development [which] containing no more than one hundred dwelling
7 units that is (A) assisted housing, or (B) a set-aside development;

8 (2) "Affordable housing application" means any application made to
9 a commission in connection with an affordable housing development
10 by a person who proposes to develop such affordable housing;

11 (3) "Assisted housing" means housing which is receiving, or will
12 receive, financial assistance under any governmental program for the
13 construction or substantial rehabilitation of low and moderate income
14 housing, and any housing occupied by persons receiving rental
15 assistance under chapter 319uu or Section 1437f of Title 42 of the
16 United States Code;

17 (4) "Commission" means a zoning commission, planning
18 commission, planning and zoning commission, zoning board of
19 appeals or municipal agency exercising zoning or planning authority;

20 (5) "Municipality" means any town, city or borough, whether
21 consolidated or unconsolidated;

22 (6) "Set-aside development" means a development in which not less
23 than thirty per cent of the dwelling units will be conveyed by deeds
24 containing covenants or restrictions which shall require that, for at
25 least forty years after the initial occupation of the proposed
26 development, such dwelling units shall be sold or rented at, or below,
27 prices which will preserve the units as housing for which persons and
28 families pay thirty per cent or less of their annual income, where such
29 income is less than or equal to eighty per cent of the median income. In
30 a set-aside development, of the dwelling units conveyed by deeds
31 containing covenants or restrictions, a number of dwelling units equal
32 to not less than fifteen per cent of all dwelling units in the
33 development shall be sold or rented to persons and families whose
34 income is less than or equal to sixty per cent of the median income and
35 the remainder of the dwelling units conveyed by deeds containing
36 covenants or restrictions shall be sold or rented to persons and families
37 whose income is less than or equal to eighty per cent of the median
38 income;

39 (7) "Median income" means, after adjustments for family size, the
40 lesser of the state median income or the area median income for the
41 area in which the municipality containing the affordable housing
42 development is located, as determined by the United States

43 Department of Housing and Urban Development; and

44 (8) "Commissioner" means the Commissioner of Economic and
45 Community Development."